

VARIANCE APPLICATION CHECKLIST

Variance # 2024-01

✓ APPLICATION DATE: 04/23/2024
(Must meet w/in 14days)

✓ MEETING DATE SET: 5/07/24

✓ NEWSPAPER AD:

✓ NOTIFICATION OF APPLICANT

✓ ADJACENT PROPERTY OWNERS

(Name, address, date cert. notice mailed)

Kawerak – PO Box 948, Nome, AK 99762 _____

US Park Service – 1201 Eye St. NW, Washington DC, 20005 _____

Farley Mobile LLC – PO Box 1423, Nome, AK, 99762 _____

City of Nome – PO Box 281, Nome, AK 99762 _____

Frederick Kowchee – PO Box 4557, Nome, AK 99762 _____

Nanuaq Inc – PO Box 850, Nome, AK 99762 _____

Nome Community Center Inc – PO Box 98, Nome, AK 99762 _____

River of Life Assembly of God – PO Box 1, Nome, AK 99762 _____

Roger Thompson – PO Box 1542, Nome, AK 99762 _____

Paul Bell – 460 Dailey Ave Apt 8C, Anchorage, AK, 99515 _____

PC's contacted:	Yes	No	Other
Hughes	<u>✓</u>	_____	_____
Odden	<u>✓</u>	_____	_____
Smith	<u>✓</u>	_____	_____
Piscoya	<u>✓</u>	_____	_____
Ford	<u>✓</u>	_____	_____
Lust	<u>✓</u>	_____	_____
West	<u>✓</u>	_____	_____

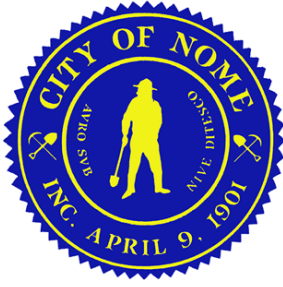
PUT IN PACKET

APPLICATION ✓

DRAWINGS ✓

ASBUILT n/a

ADJACENT PROPERTY LETTER COPIES ✓



CITY OF NOME CITY CLERK'S OFFICE INCORPORATED APRIL 9, 1901

May 3, 2024

Farley Mobile LLC
PO Box 1423
Nome, AK 99762

RE: Variance Permit Application
Applicant: Jacob Weatherby & Miranda Musich / SOA:DOT&PF
Tax Parcel #001.301.28 [Lot 11A, Block 63 of Nome Townsite Subd.]
Request: Variance Permit for Set Back from Lot Line

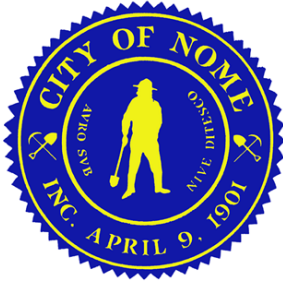
Dear Adjacent Property Owner,

You are hereby notified that there will be a meeting of the Nome Planning Commission scheduled for Tuesday, May 7, 2024 at 7:00 P.M. in the Nome City Council Chambers to review the above variance permit request.

If you wish to comment, you may do so during the public hearing portion of the meeting. If you have further questions please call me at 443-6612 or email:
jjacobson@nomealaska.org

Sincerely,
CITY OF NOME,

Jeremy Jacobson
Deputy City Clerk



CITY OF NOME CITY CLERK'S OFFICE INCORPORATED APRIL 9, 1901

May 3, 2024

Frederick Kowchee
PO Box 4557,
Nome, AK 99762

RE: Variance Permit Application
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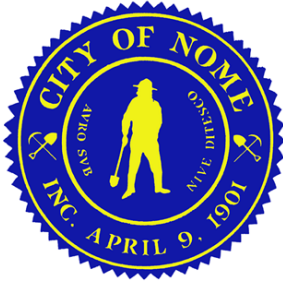
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Sincerely,
CITY OF NOME,

Jeremy Jacobson
Deputy City Clerk



CITY OF NOME CITY CLERK'S OFFICE INCORPORATED APRIL 9, 1901

May 3, 2024

Kawerak Inc
PO Box 629
Nome, AK 99762

RE: Variance Permit Application
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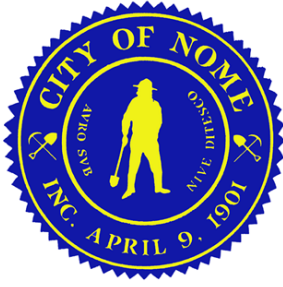
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Jeremy Jacobson
Deputy City Clerk



CITY OF NOME CITY CLERK'S OFFICE

INCORPORATED APRIL 9, 1901

May 3, 2024

Nanuaq Inc
PO Box 850,
Nome, AK 99762

RE: Variance Permit Application
Applicant: Jacob Weatherby & Miranda Musich / SOA:DOT&PF
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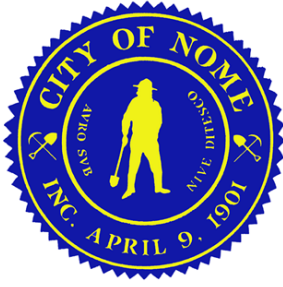
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CITY OF NOME,

Jeremy Jacobson
Deputy City Clerk



CITY OF NOME CITY CLERK'S OFFICE INCORPORATED APRIL 9, 1901

May 3, 2024

Nome Community Center Inc
PO Box 98,
Nome, AK 99762

RE: Variance Permit Application
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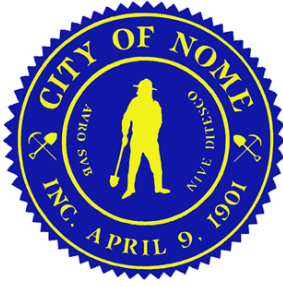
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Jeremy Jacobson
Deputy City Clerk



CITY OF NOME CITY CLERK'S OFFICE INCORPORATED APRIL 9, 1901

May 3, 2024

Paul Bell
460 Dailey Ave Apt 8C,
Anchorage, AK, 99515

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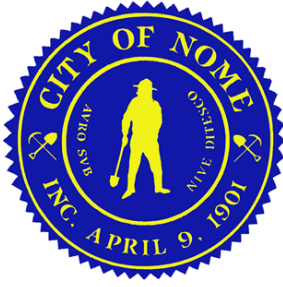
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CITY OF NOME,

Jeremy Jacobson
Deputy City Clerk



CITY OF NOME CITY CLERK'S OFFICE

INCORPORATED APRIL 9, 1901

May 3, 2024

River of Life Assembly of God
PO Box 1,
Nome, AK 99762

RE: Variance Permit Application
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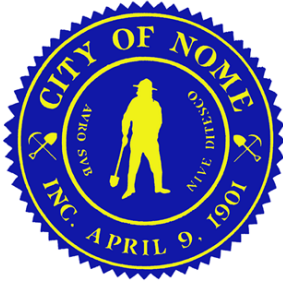
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Jeremy Jacobson
Deputy City Clerk



CITY OF NOME CITY CLERK'S OFFICE

INCORPORATED APRIL 9, 1901

May 3, 2024

Roger Thompson
PO Box 1542,
Nome, AK 99762

RE: Variance Permit Application
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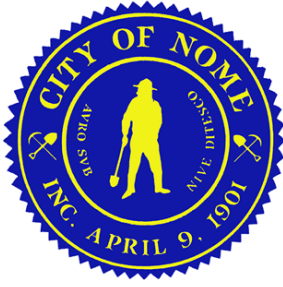
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Jeremy Jacobson
Deputy City Clerk



CITY OF NOME CITY CLERK'S OFFICE INCORPORATED APRIL 9, 1901

May 3, 2024

US Park Service
1201 Eye St. NW,
Washington DC, 20005

RE: Variance Permit Application
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jjacobson@nomealaska.org

Sincerely,
CITY OF NOME,

Jeremy Jacobson
Deputy City Clerk

Review/Approved

Variance # 2024-01V

_____ Date: _____

Building Inspector

Building Inspector Notes:

_____ Date: _____

Nome Joint Utilities

NJU Notes:

_____ Date: _____

Public Works

Public Works Notes:

_____ Date: _____

Nome Volunteer Fire Department Chief

NVFD Notes:

_____ Date: _____

City Clerk

City Clerk Notes:

FINDINGS FROM MEETING on _____ (see variance permit for PC findings)



THE STATE
of **ALASKA**
GOVERNOR MIKE DUNLEAVY

Department of Transportation and Public Facilities

NORTHERN REGION
Design & Engineering Services
Right of Way

2301 Peger Road
Fairbanks, AK 99709-5388
Main: 907-451-2273
Fax: 907-451-5411
TDD: 907-451-2363
dot.alaska.gov

April 24, 2024

City of Nome Planning Commission
PO Box 281
Nome, AK 99762

Re: Seppala Drive Upgrade
Z620030000/000S828
Variance Application

To Whom it may concern:

The State of Alaska, Department of Transportation and Public Facilities (DOT&PF), in cooperation with the Federal Highways Administration (FHWA), proposes to rehabilitate Seppala Drive from the Nome Airport to Bering Street. The project will address the poor pavement conditions, drainage issues, driving safety concerns, and lack of continuous pedestrian facilities. Please see the enclosed project exhibit for a graphic display of the proposed changes to the roadway.

The following repairs will improve the area around Parcel 16:

- Reconstruct and pave Seppala Drive from the Airport Terminal Road to Bering Street.
- Replace and construct pedestrian improvements along Seppala Drive
 - Replace sidewalk on both sides of Seppala Drive between F Street and Bering Street.
- Replace the existing 6 ft and 7 ft diameter Dry Creek culverts with a single 10 ft culvert and raise the height of Seppala Drive approximately 3.7 ft to prevent water flowing over the road surface during storm surges.
- Widen shoulders to 8 ft along the entire project corridor.
- Install new curb and gutter to reestablish and improve the drainage system.

Construction of the project required the purchase of a 244 sq. ft. parcel of land located at Lot 11A, Block 63. The acquisition of Parcel 16 (Lot 11A, Block 63) of the Seppala Drive Upgrade Project by DOT&PF has reduced the square footage from 3,507 sq. ft. to 3,263 sq. ft. which further reduces the lot size from the required 5,000 minimum. The acquisition also reduces the required building setback from the Right of Way from 13 feet to 8 feet, under the required 10 feet minimum. (see attached Exhibit A for reference).

As per Code of Ordinances of Nome 18.140.030 Variance Criteria for approval:

- The variance is needed to provide the applicant/property owner rights commonly enjoyed by other similarly situated properties in the same district or neighborhood.
- The property owner did not cause this, the Seppala Drive Upgrade project is the reason for the setback and the need for the variance.
- The variance is being requested to comply with lot size requirements.
- The variance is being requested because the square footage of the lot will go from 3,507 square feet to 3,263 sq. ft. The setback distance will be reduced from 13 ft. to 8 ft.
- There will be no unusual physical features.
- The variance requested is the minimal variance needed to alleviate the hardship to the property owner.
- This variance should not result in increased flood heights, additional threats to public safety or extraordinary public expense or create nuisances, cause fraud on or victimization of the public or conflict with existing local laws, ordinances, or regulations.
- The variance will allow the current property owner will continue to use the property as a personal residence.

If you have any questions or concerns, please contact me by email dawn.decristo@alaska.gov or by phone 907-451-5468.

Sincerely,

Dawn DeCristo

Dawn DeCristo
Right of Way Agent II

Enclosure

City of Nome Variance Application
Exhibit A
Project Exhibit
R-2023-01 Support of SOA Seppala Project
ROW Map

DATE RECEIVED:

CITY OF NOME
Variance Application

PERMIT NO.

NCO 5.10.090 (Building Code) – Variances – It is recognized there are special cases where unusual physical features (including small lot size), location within a commercial or historic district, special design features which can be incorporated into the structure, and the limited building season which make strict application of the foregoing regulations unreasonable. Variances are intended to allow a relaxation of the terms of these regulations in such cases. A variance shall not be granted merely for reason of financial hardship or inconvenience. An applicant may request a variance from the Planning Commission. The Planning Commission must meet within fourteen days from the time a completed application is received in the Clerk's Office. Upon receipt of a completed application, the City Clerk shall provide notice of the application and the date of the Planning Commission meeting at which the application will be heard by regular mail to all adjacent property owners.

Denials may be appealed to the Board of Adjustment.

The Planning Commission may impose restrictions and conditions as necessary to assure complete compliance with the foregoing regulations is reasonable.

The Planning Commission may grant a variance only if the Planning Commission believes, based upon the facts placed before the Commission by the applicant, the City, and members of the public, that all of the following are true:

- 1) The variance is needed in order to provide the applicant or property owner rights to commonly enjoyed by other similarly situated properties in the same district or neighborhood;
- 2.) The applicant or property owner did not cause the condition that requires the variance;
- 3.) The variance is not requested simply to save the applicant or property owner money;
- 4.) The variance is not requested merely because complying with the regulations is inconvenient;
- 5.) Unusual physical features make strict application of the applicable regulations unreasonable;
- 6.) The variance requested is the minimal variance needed in order to alleviate the hardship to the applicant or property owner resulting from strict application of the applicable provisions of ordinance or regulation;
- 7.) Granting of the variance will not result in increased flood heights, additional threats to public safety, extraordinary public expense, create nuisances, cause fraud on or victimization of the public or conflict with existing local laws, ordinances or regulations;
- 8.) The variance will not permit a land use in a district in which that use is prohibited.

Subdivisions - General Provisions 70.012 - The following process shall apply to variances.

The City Clerk shall give notice of the public hearing in the following manner:

- a. By publication of a notice in a newspaper of general circulation within the City not less than five (5) days nor more than twenty (20) days prior to the date of hearing
- b. By sending notices by mail at least five (5) days but not more than twenty (20) days prior to the date of hearing to the property owners and residents of property who are not owners of property adjacent to the exterior boundaries of the property involved. The names and addresses of owners as shown in the records of the tax assessor and land use maps of the City will be used for this purpose. Where mailing addresses are not available, the notice will be delivered directly.
- c. **Failure to send notices to persons specified in this section or failure of a person to receive a notice shall not invalidate the proceedings.**

Applicant: Jacob Weatherby and Miranda Musich

Phone #:

907-720-8002
907-764-1884

I am requesting the Planning Commission consider a variance in reference to a:

(Please check one)

Preliminary Plat/Subdivision Application ☒

Building Permit Application _____

Block #: 63 Lot #: 11A Tax Lot #: _____

For the following reason(s):

- ☒ Set Back from Lot Line
☒ Lot Size
☐ Off Street Parking
☐ Permitted Work Suspended

Other reason(s):

The partial acquisition will reduce the square footage
from 3,507 sq. ft. to 3,263 sq. ft. The setback distance
will be reduced from 13 ft. to 8 ft.

X

X

Muhammad B. Musien

Signature of Applicant

X

4/1/2024

Date

Proof of notice will be provided to the Planning Commission with this application. A copy of this variance request shall be posted in the Office of the City Clerk for public information purposes and shall remain posted until the variance is acted upon by the Planning Commission.

This request will be heard before the Nome Planning Commission on _____. Applicant or representative attendance is required.

Planning Commission Additional Variance Restriction or Conditions:

A variance hearing on this permit was held by the Planning Commission at a meeting held

_____ and this permit was / was not
approved.

BUILDING PERMIT REFERENCE NO: _____

Chairman, Planning Commission

Date

City Clerk's Office

Date

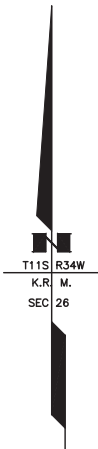
Receipt #: _____

FEES: REGULAR MEETING : \$200.00
SPECIAL MEETING: \$300.00

Date Paid: _____

Fee \$: _____

STATE OF ALASKA
DEPARTMENT OF TRANSPORTATION
&
PUBLIC FACILITIES



RIGHT OF WAY REQUIRED
000S828/Z620030000
SEPPALA DRIVE
UPGRADES

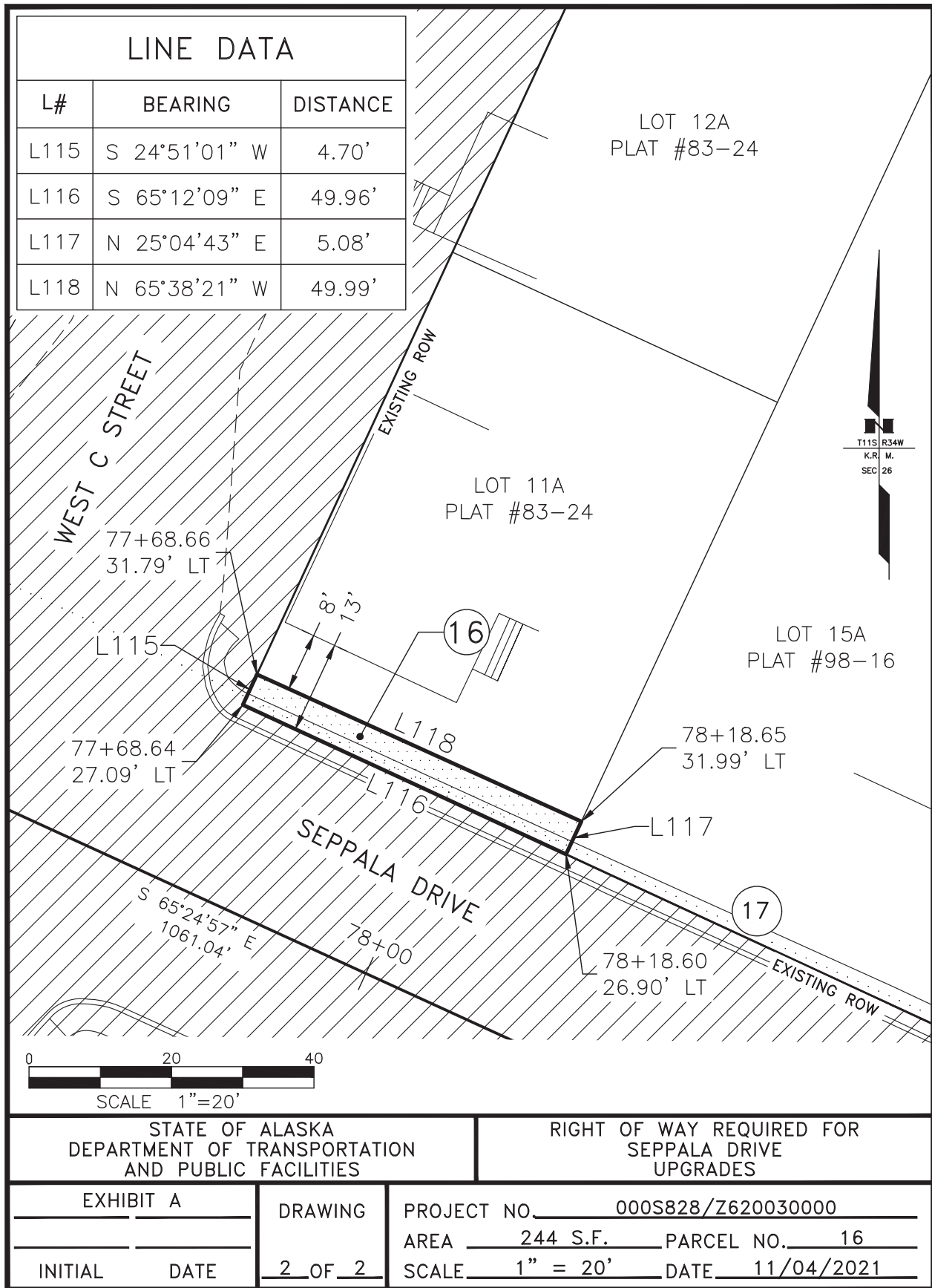


STATE OF ALASKA
DEPARTMENT OF TRANSPORTATION
AND PUBLIC FACILITIES

RIGHT OF WAY REQUIRED FOR
SEPPALA DRIVE
UPGRADES

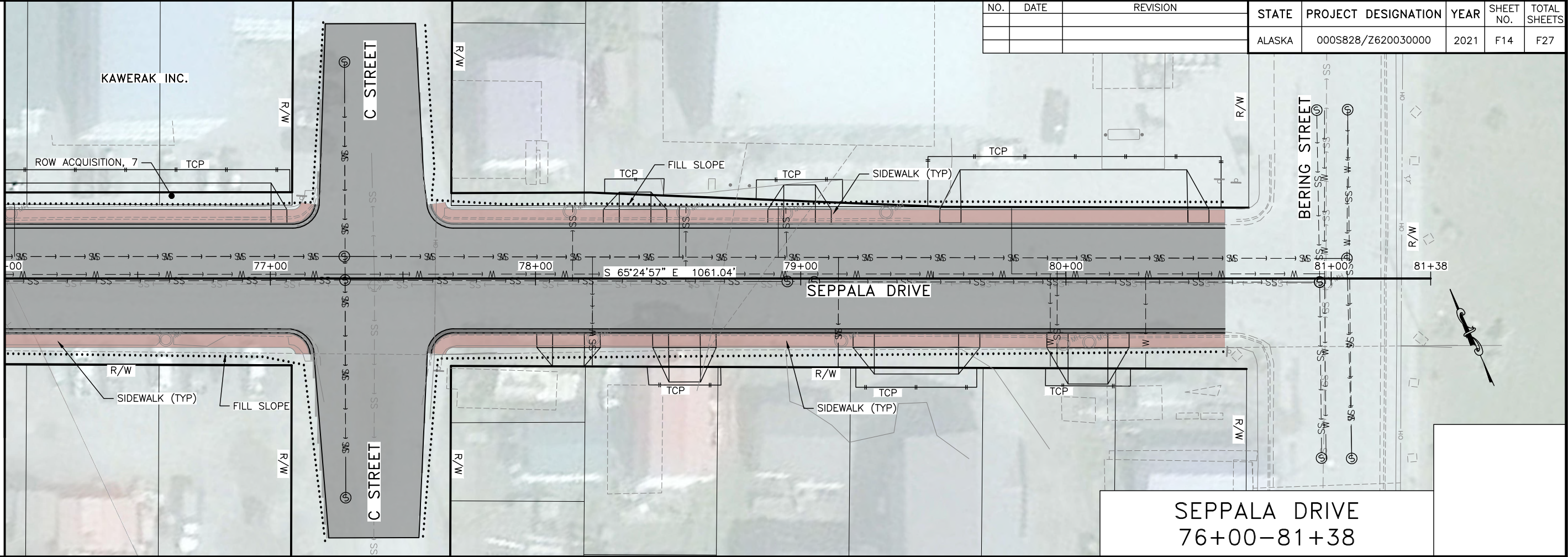
EXHIBIT A		DRAWING	PROJECT NO. 000S828/Z620030000	
INITIAL	DATE		AREA 244 S.F.	PARCEL NO. 16
		1 OF 2	SCALE 1" = 400'	DATE 11/04/2021

H:\ROW\Eng\Hwys\62003 Seppala Road Upgrade\PARCEL PLATS\62003 Seppala Road Upgrades\PARCEL PLATS.dwg Nov 07, 2023 - 10:28am

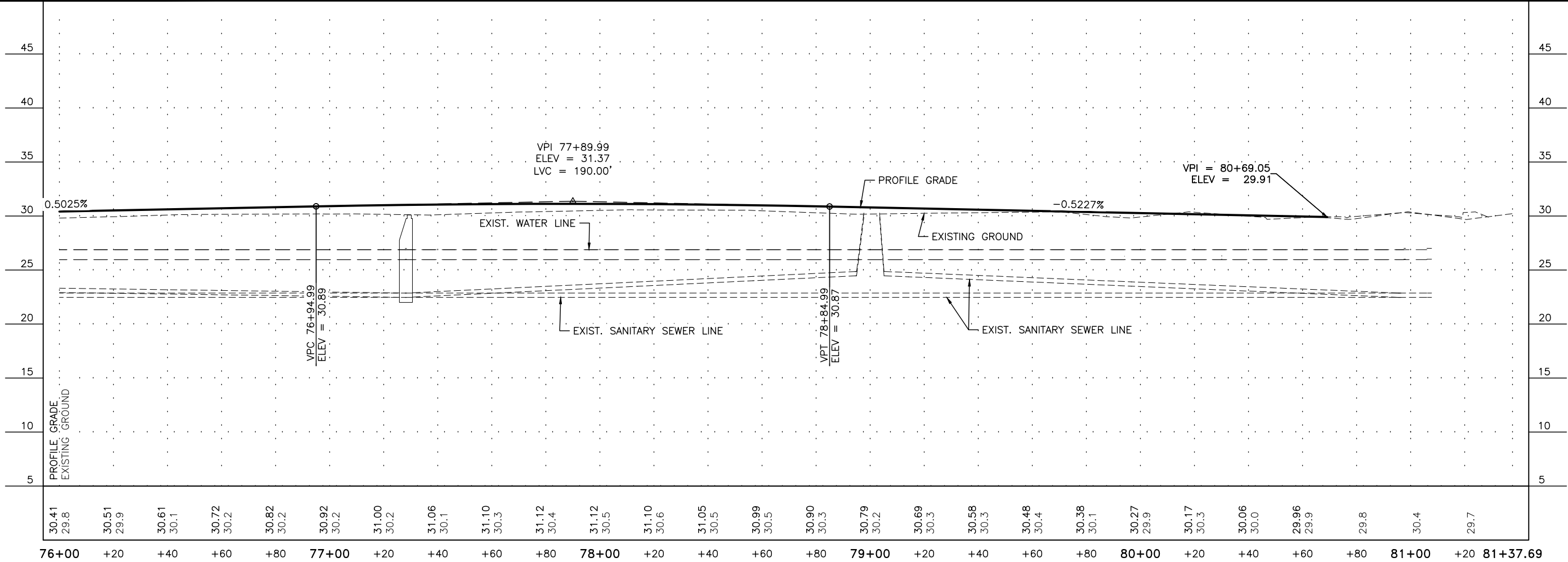


NO.	DATE	REVISION	STATE	PROJECT DESIGNATION	YEAR	SHEET NO.	TOTAL SHEETS
			ALASKA	000S828/Z620030000	2021	F14	F27

MATCH "S" 76+00 LINE



SEPPALA DRIVE
76+00-81+38



Action Taken:

Yes 5

No 0

Abstain 0

CITY OF NOME, ALASKA
NOME PLANNING COMMISSION

**A RESOLUTION IN SUPPORT OF STATE OF ALASKA DOT&PF: SEPPALA DRIVE
PLANNED UPGRADES IN THE CITY OF NOME**

WHEREAS, the Nome Planning Commission met on February 7, 2023 with the Alaska Department of Transportation; and

WHEREAS, the Nome Planning Commission gives its confirmation of local planning participation with the proposed Seppala Drive Upgrades Project; and

WHEREAS, the Nome Planning Commission recognizes the State of Alaska DOT&PF need for authorization for property acquisition prior to plat, with the proposed Seppala Drive project, and gives its approval; and

NOW THEREFORE, BE IT RESOLVED, that the Nome Planning Commission gives its approval for preliminary platting for the proposed Seppala Drive project and supports the State of Alaska DOT&PF Seppala Drive Upgrades project.

APPROVED and SIGNED this 27 day of February, 2023.


KENNETH HUGHES III
Chair

ATTEST:


JEREMY JACOBSON
Deputy Clerk
NOME PLANNING COMMISSION

STATE OF ALASKA
DEPARTMENT OF TRANSPORTATION
&
PUBLIC FACILITIES

RIGHT OF WAY SURVEYOR'S CERTIFICATE

I CERTIFY THAT I AM PROPERLY REGISTERED AND LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF ALASKA, THAT THE LOCATION OF ROAD RIGHTS OF WAY SHOWN ON THIS PLAT WERE DETERMINED BY ME OR UNDER MY DIRECT SUPERVISION. I DECLARE THAT THIS PLAT IS BASED ON INFORMATION COMPILED FROM RECORD DATA AND CONTROLLED BY RECOVERED MONUMENTATION AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE ACCURATE.

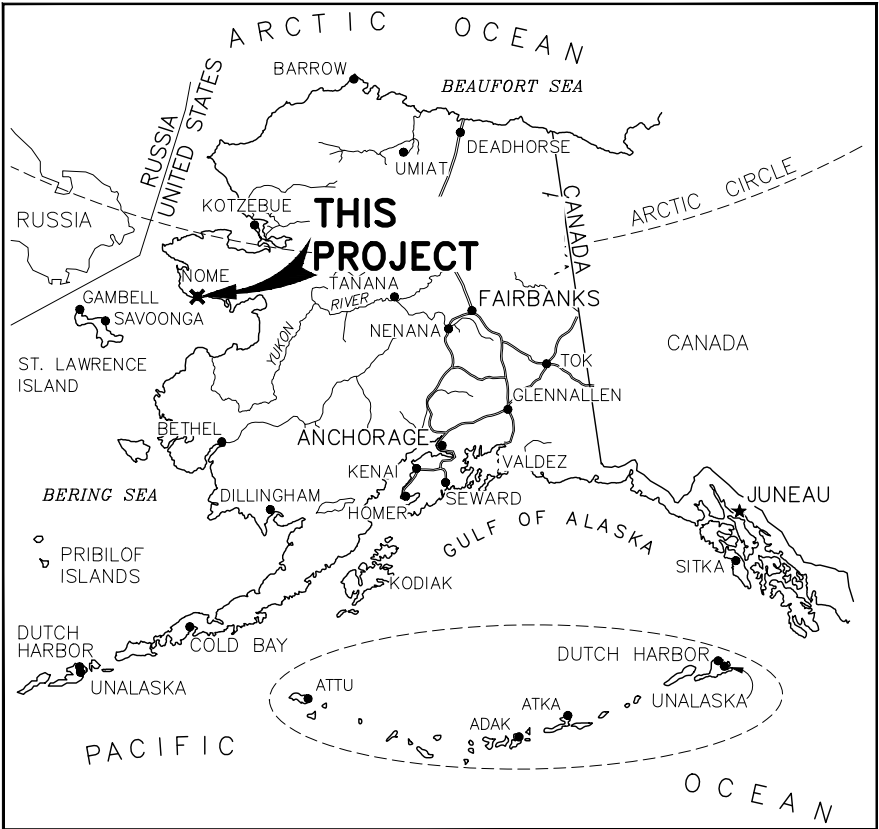
TIMOTHY L. SPROUT LS-10769 DATE

LOCATIONS SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM PROPERLY REGISTERED AND LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF ALASKA, AND THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT THE MONUMENTS SHOWN HEREON ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT TO THE EXTENT SHOWN HEREON.

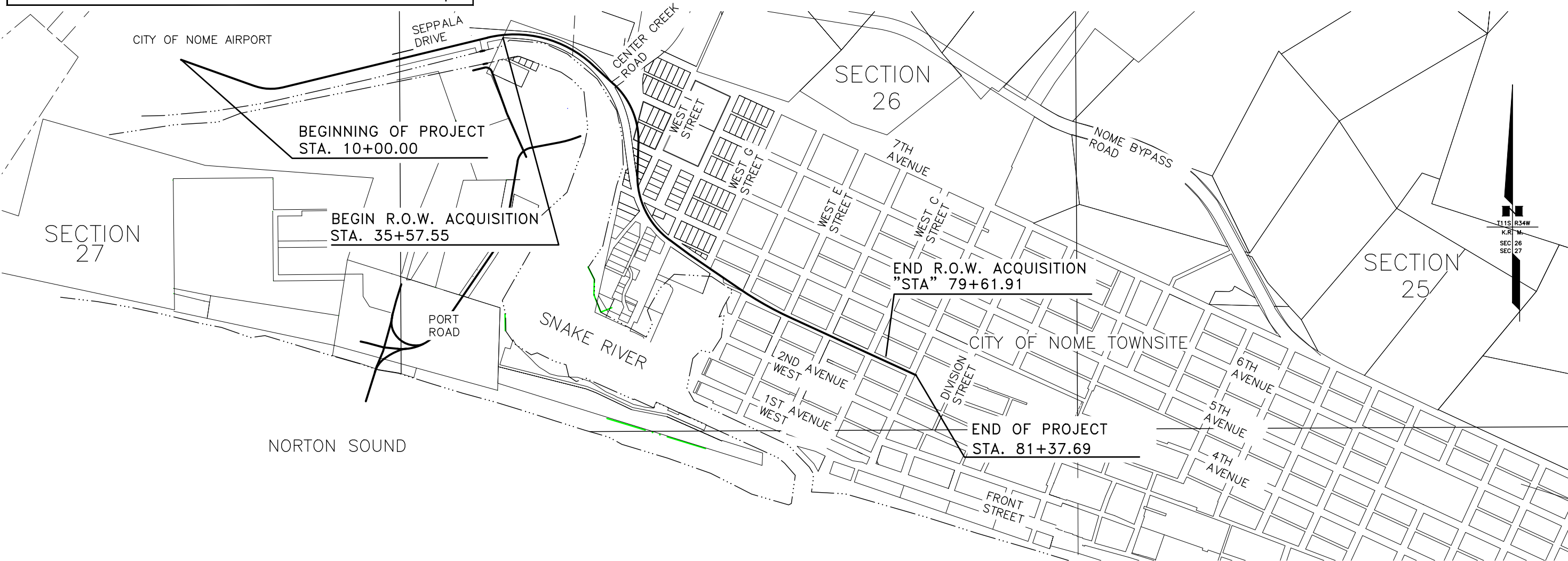
DATE: TROY M. HICKS LS-14471
REGISTRATION NUMBER

TROY M. HICKS REGISTERED LAND SURVEYOR



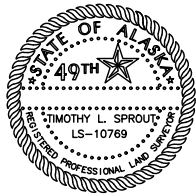
RIGHT OF WAY BASE MAP
000S828/Z620030000
SEPPALA DRIVE UPGRADE
NOME, ALASKA

WITHIN SECTIONS 26 & 27; T11S., R. 34W., K.R.M., ALASKA
CAPE NOME RECORDING DISTRICT
STATE BUSINESS, NO CHARGE



HORIZONTAL SCALE: 1" = 400 FEET

LENGTH OF PROJECT: 1.352 MILES



DATE	REVISION	BY

STATE OF ALASKA
DEPARTMENT OF TRANSPORTATION
AND
PUBLIC FACILITIES
RIGHT OF WAY MAP
ALASKA PROJECT NO.

000S828/Z620030000

SEPPALA DRIVE UPGRADES
NOME, ALASKA

SCALE: 1" = 40'

SHEET 3 OF 11

MATCH LINE--STATION 32+60

STATE OF ALASKA
49TH
TIMOTHY L. SPROUT
LS-10769
REGISTERED PROFESSIONAL LAND SURVEYOR



PARCEL NUMBER	INTEREST TO BE ACQUIRED	OWNER(S)	LARGER PARCEL	ACQUISITION INCL. EXISTING EASEMENTS	NET ACQUISITION	REMAINDER	INSTRUMENT NO.

DATE	REVISION	BY

STATE OF ALASKA
DEPARTMENT OF TRANSPORTATION
AND
PUBLIC FACILITIES
RIGHT OF WAY MAP
ALASKA PROJECT NO.
000S828/Z620030000
SEPPALA DRIVE UPGRADES
NOME, ALASKA

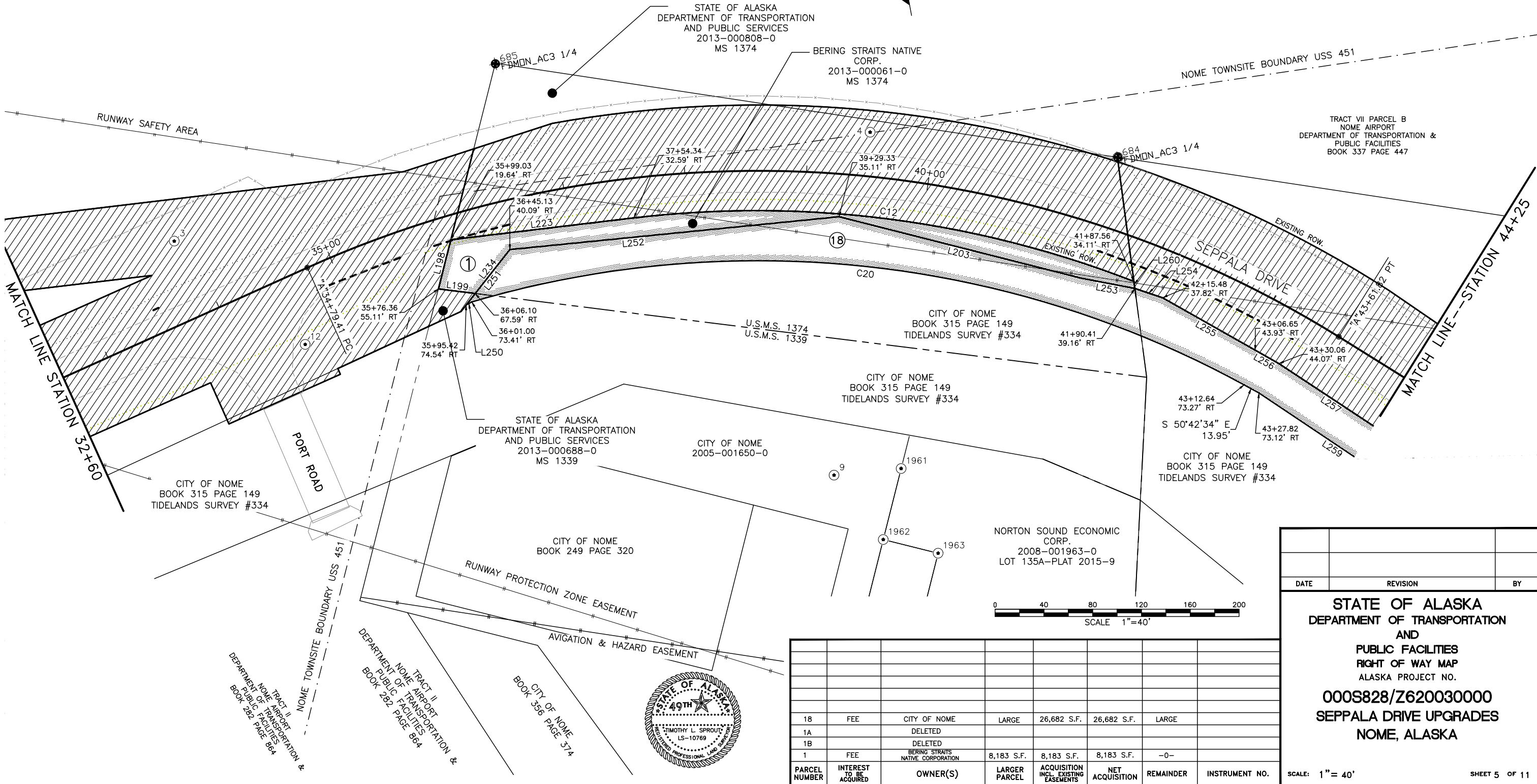
SCALE: 1" = 40'

SHEET 4 OF 11

LINE DATA		
L#	BEARING	DISTANCE
L198	N 24°45'23" E	41.59'
L199	N 72°15'30" W	30.39'
L203	N 65°07'38" W	204.86'
L223	S 86°10'02" E	151.17'
L234	S 48°50'32" W	45.84'
L250	N 71°25'56" E	5.25'
L251	S 48°50'32" W	57.89'
L252	N 85°03'58" W	271.25'
L253	N 68°36'03" W	44.67'
L254	N 60°45'29" W	24.03'

LINE DATA		
L#	BEARING	DISTANCE
L255	N 49°50'46" W	87.20'
L256	N 49°50'46" W	22.27'
L257	N 45°56'42" W	108.73'
L259	S 45°33'40" E	151.10'
L260	S 3°04'36" W	5.74'

CURVE DATA					
C#	DELTA	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING
C12	28°04'58"	851.44'	417.32'	212.94'	S 72°07'33" E
C20	45°03'44"	830.87'	653.46'	344.68'	S 73°14'26" E



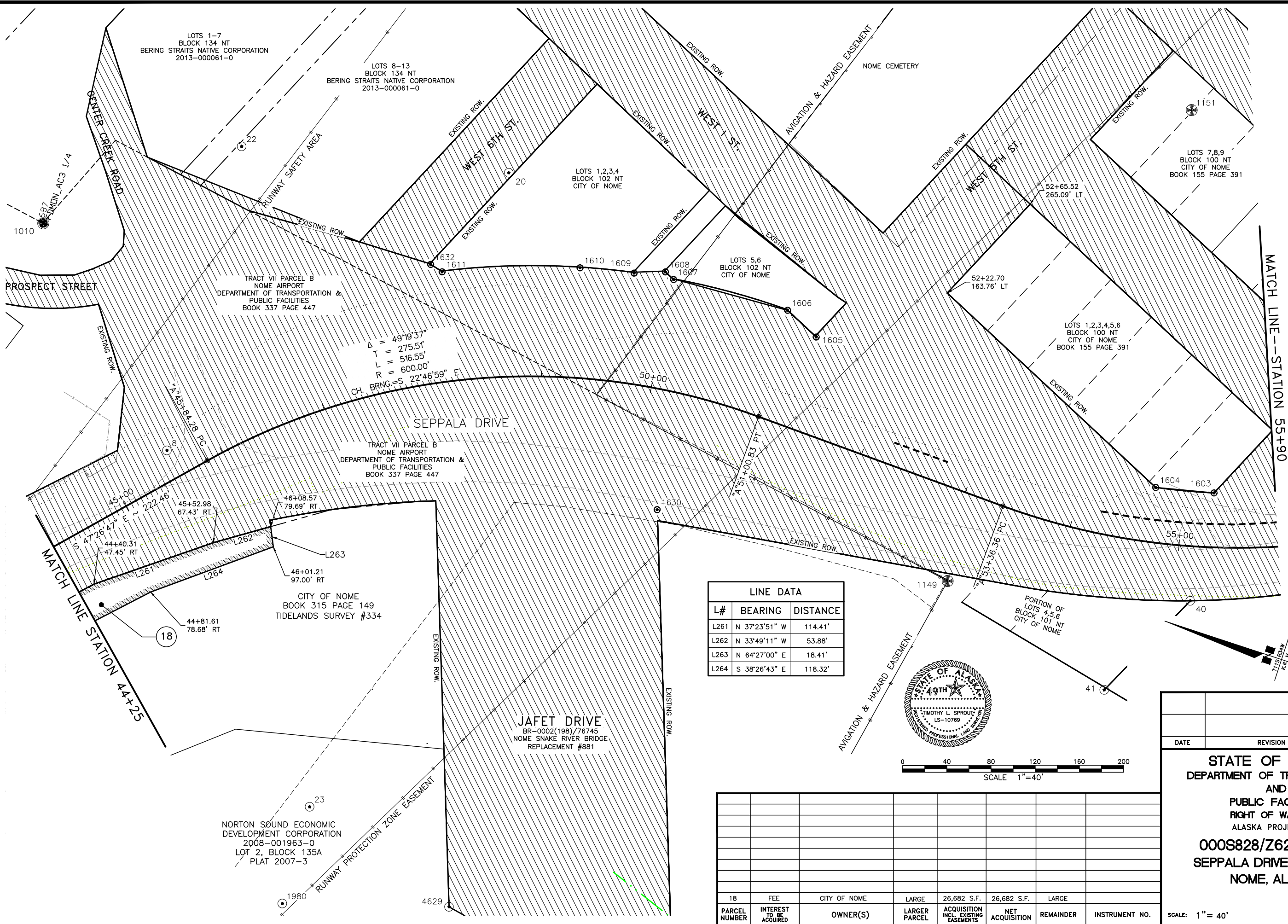
PARCEL NUMBER	INTEREST TO BE ACQUIRED	OWNER(S)	LARGER PARCEL	ACQUISITION INCL. EXISTING EASEMENTS	NET ACQUISITION	REMAINDER	INSTRUMENT NO.
18	FEE	CITY OF NOME	LARGE	26,682 S.F.	26,682 S.F.	LARGE	
1A		DELETED					
1B		DELETED					
1	FEE	BERING STRAITS NATIVE CORPORATION	8,183 S.F.	8,183 S.F.	8,183 S.F.	-0-	

DATE	REVISION	BY

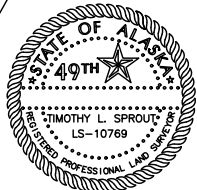
STATE OF ALASKA
DEPARTMENT OF TRANSPORTATION
AND
PUBLIC FACILITIES
RIGHT OF WAY MAP
ALASKA PROJECT NO.
000S828/Z620030000
SEPPALA DRIVE UPGRADES
NOME, ALASKA

SCALE: 1" = 40'

SHEET 5 OF 11



LINE DATA		
L#	BEARING	DISTANCE
L261	N 37°23'51" W	114.41'
L262	N 33°49'11" W	53.88'
L263	N 64°27'00" E	18.41'
L264	S 38°26'43" E	118.32'



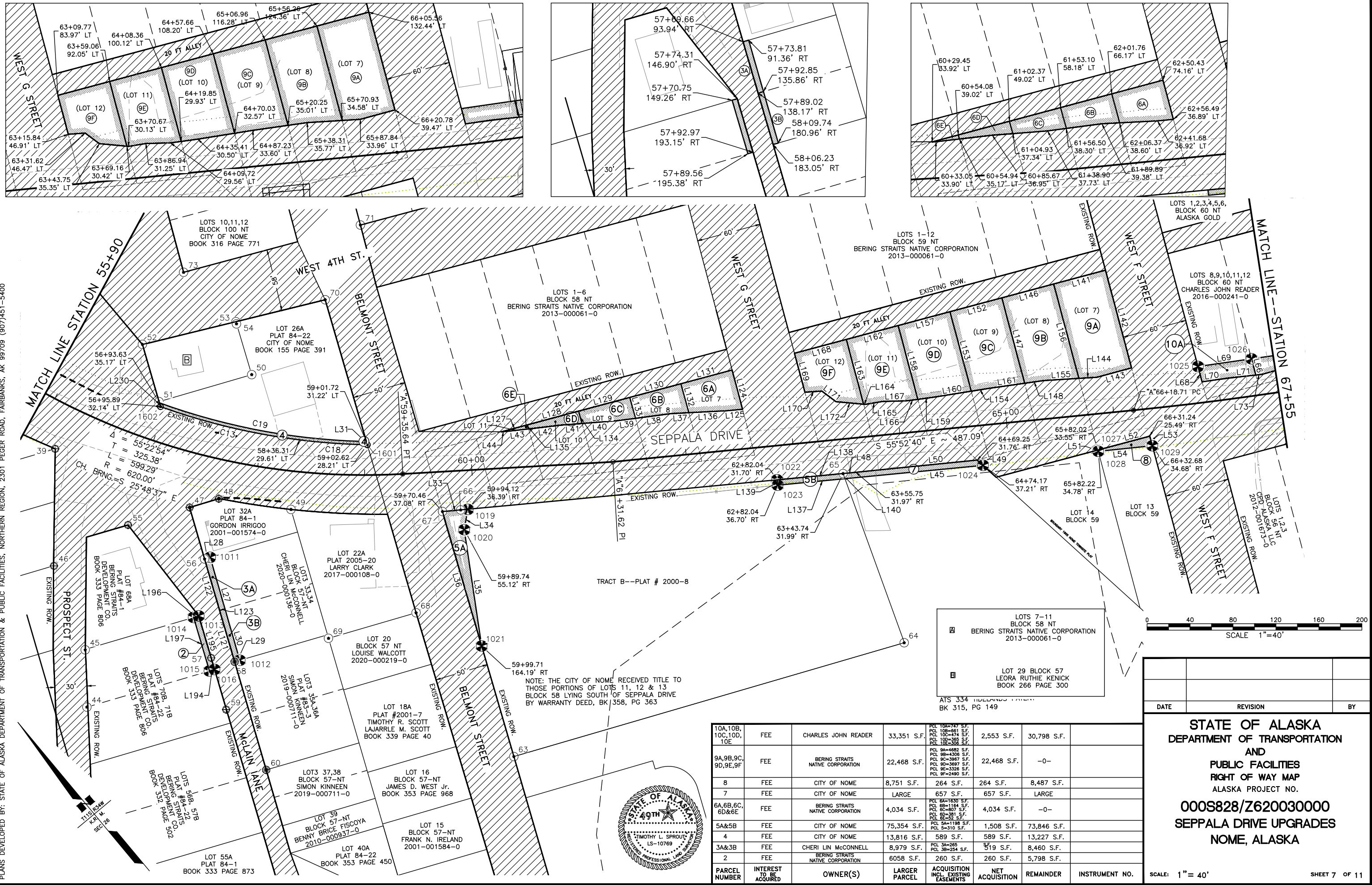
18	FEE	CITY OF NOME	LARGE	26,682 S.F.	26,682 S.F.	LARGE	
PARCEL NUMBER	INTEREST TO BE ACQUIRED	OWNER(S)	LARGER PARCEL	ACQUISITION INCL. EXISTING EASEMENTS	NET ACQUISITION	REMAINDER	INSTRUMENT NO.

DATE	REVISION	BY

STATE OF ALASKA
DEPARTMENT OF TRANSPORTATION
AND
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RIGHT OF WAY MAP
ALASKA PROJECT NO.
000S828/Z620030000
SEPPALA DRIVE UPGRADES
NOME, ALASKA

SCALE: 1" = 40'

SHEET 6 OF 11



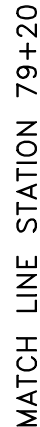
10A,10B, 10C,10D, 10E	FEE	CHARLES JOHN READER	33,351 S.F.	PCL 10A=747 S.F. PCL 10B=661 S.F. PCL 10C=474 S.F. PCL 10D=365 S.F. PCL 10E=308 S.F.	2,553 S.F.	30,798 S.F.	
9A,9B,9C, 9D,9E,9F	FEE	BERING STRAITS NATIVE CORPORATION	22,468 S.F.	PCL 9A=4682 S.F. PCL 9B=4306 S.F. PCL 9C=3967 S.F. PCL 9D=3697 S.F. PCL 9E=3326 S.F. PCL 9F=2490 S.F.	22,468 S.F.	-0-	
8	FEE	CITY OF NOME	8,751 S.F.	264 S.F.	264 S.F.	8,487 S.F.	
7	FEE	CITY OF NOME	LARGE	657 S.F.	657 S.F.	LARGE	
6A,6B,6C, 6D&6E	FEE	BERING STRAITS NATIVE CORPORATION	4,034 S.F.	PCL 6A=1630 S.F. PCL 6B=1164 S.F. PCL 6C=807 S.F. PCL 6D=381 S.F. PCL 6E=52 S.F.	4,034 S.F.	-0-	
5A&5B	FEE	CITY OF NOME	75,354 S.F.	PCL 5A=198 S.F. PCL 5B=310 S.F.	1,508 S.F.	73,846 S.F.	
4	FEE	CITY OF NOME	13,816 S.F.	589 S.F.	589 S.F.	13,227 S.F.	
3A&3B	FEE	CHERI LIN MCCONNELL	8,979 S.F.	PCL 3A=265 S.F. PCL 3B=254 S.F.	519 S.F.	8,460 S.F.	
2	FEE	BERING STRAITS NATIVE CORPORATION	6058 S.F.	260 S.F.	260 S.F.	5,798 S.F.	
PARCEL NUMBER	INTEREST TO BE ACQUIRED	OWNER(S)	LARGER PARCEL	ACQUISITION INCL. EXISTING EASEMENTS	NET ACQUISITION	REMAINDER	INSTRUMENT NO.

DATE	REVISION	BY
STATE OF ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES RIGHT OF WAY MAP ALASKA PROJECT NO. 000S828/Z620030000 SEPPALA DRIVE UPGRADES NOME, ALASKA		

SCALE: 1" = 40'

SHEET 7 OF 11





LINE DATA		
L#	BEARING	DISTANCE
L172	S 44°54'01" E	25.88'
L194	S 66°39'47" E	5.00'
L195	N 23°20'13" E	52.00'
L196	N 66°39'47" W	5.00'
L197	S 23°20'13" W	52.00'
L230	S 23°35'50" W	3.71'

A graphic scale bar with alternating black and white segments. The scale is marked from 0 to 200 in increments of 40. Below the bar, the text "SCALE 1" = 40'" is written.

A circular seal for a Professional Land Surveyor in the State of Alaska. The outer ring contains the text "STATE OF ALASKA" at the top and "REGISTERED PROFESSIONAL LAND SURVEYOR" at the bottom, separated by small stars. Inside the ring, a five-pointed star is positioned above the text "49TH". Below the star, the name "TIMOTHY L. SPROUT" is written in a larger font, and the license number "LS-10769" is written in a smaller font below it. The entire seal is enclosed in a decorative rope-like border.

T11S R34W
K.R. M.
SEC 26

DATE	REVISION	
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STATE OF ALASKA
DEPARTMENT OF TRANSPORTATION
AND
PUBLIC FACILITIES
RIGHT OF WAY MAP
ALASKA PROJECT NO.
000S828/Z620030000
SEPPALA DRIVE UPGRADES
NOME, ALASKA

NOTES:

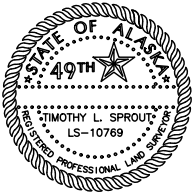
1. THE PURPOSE OF THIS PLAT IS TO ESTABLISH EXISTING RIGHT OF WAY LIMITS AND SHOW NEW RIGHT OF WAY AND OR EASEMENT INTERESTS ACQUIRED BY ALASKA DOT&PF FOR THIS PROJECT THROUGH DEEDS, PERMITS, INTERAGENCY AGREEMENTS, AND OTHER DOCUMENTS. ADJOINING PROPERTY LINES AND PROPERTY CORNERS AS SHOWN ARE BASED ON A COMBINATION OF RECORD INFORMATION AND FOUND MONUMENTS. FURTHER EVIDENCE MAY NEED TO BE CONSIDERED BEFORE USING THIS DRAWING TO ESTABLISH PROPERTY LINES AND PROPERTY CORNERS.
2. THE FIELD WORK FOR THIS SURVEY WAS CONDUCTED IN OCTOBER ,2008 & JULY, 2009 BY PDC INC., MONUMENTS SET BY ADOT&PF IN SEPTEMBER, 2018, AND FIELD WORK PERFORMED BY WH PACIFIC IN 2006 IN CONJUNCTION WITH ALASKA HIGHWAY PROJECT 62234.
3. THE BASIS OF COORDINATES IS THE NGS RECORD NAD83 ALASKA STATE PLANE ZONE 8 COORDINATES FOR THE NOME AIRPORT PRIMARY CONTROL MONUMENT "2-BAD", AS OF 09/27/2008. THESE COORDINATES ARE 1170489.716 METERS NORTH, 527099.305 METERS EAST, AND IN U.S. SURVEY FEET: 3840181.68 USFT NORTH, 1729324.97 USFT EAST. (LATITUDE: 64°30'26.08071"N LONGITUDE: 165°26'09.13776"W)
- ALL DISTANCES SHOWN ARE GROUND, IN U.S. SURVEY FEET. ORIGINALLY SCALED FROM THEIR STATE PLANE VALUES ABOUT THE BASIS OF COORDINATES BY 1.0000927, THE INVERSE OF THE COMBINED SCALE FACTOR. (THE COMBINED SCALE FACTOR= 0.9999074).
- THE EQUIVALENT PROJECTION DEFINITION
- PROJECTION DEFINITION:
NAME: S=NOME SNAKE RIVER SPZ8 MOD
LINEAR UNIT: U.S. SURVEY FOOT (SFT)
DATUM: NAD83(2011)
PROJECTION: TRANSVERSE MERCATOR
CENTRAL MERIDIAN AND GRID ORIGIN: 166°W
LATITUDE OF ORIGIN: 54°N
FALSE NORTHING: -355.908 SFT
FALSE EASTING: 1640408.423 SFT
SCALE FACTOR: 0.99999267 (EXACT)
- THE BASIS OF BEARINGS IS STATE PLANE ZONE 8
4. THE BASIS OF STATIONING IS STATION 10+00 BOP AS PROVIDED BY THE DESIGN ENGINEERS OF THIS PROJECT.
5. COORDINATES, STATIONS, AND OFFSETS LISTED IN THE RECOVERED MONUMENT TABLES REFER TO THE POSITION OF THE PHYSICAL EVIDENCE. DIMENSIONS, STATIONS AND OFFSETS AS SHOWN ON THE PLAN SHEETS REFLECT ADJUSTED POSITIONS. ADJUSTED POSITIONS ARE BASED ON AN EVALUATION OF THE CONTROLLING EVIDENCE AND SENIOR RIGHTS AND MAY VARY FROM THE POSITION OF THE PHYSICAL EVIDENCE.
6. THE RIGHT OF WAY FOR SEPPALA DRIVE AS DEPICTED ON THIS PLAN SET HAS BEEN BASED UPON THE FOLLOWING PLATS:
- "NOME CITY STREETS--ALASKA PROJECT NUMBER 62234"
- "NOME SNAKE RIVER BRIDGE REPLACEMENT #881--ALASKA PROJECT NUMBER BR-0002(198)/76745"
- THE 2013 NOME AIRPORT PROPERTY PLAN PREPARED BY ALASKA DOT&PF.
- VARIOUS RECORDED PLATS AND DEEDS AS NOTED ON THESE PLANS
7. THIS SURVEY DOES NOT CONSTITUTE A SUBDIVISION AS DEFINED BY ALASKA STATUTE 40.15.900(5)(A).

RECOVERED MONUMENTS					
POINT NO.	NORTHING	EASTING	STATION	OFFSET	DESCRIPTION
1	3840181.68	1729324.97	25+53.82	147.03L	USCG MON 2-BAD
2	3841096.56	1728070.53	0+00.00		USCG MON OME-A
3	3840298.31	1730155.95	33+88.89	64.67L	REBAR CAP FND CP 3
4	3840280.86	1730733.07	39+48.63	36.16L	REBAR CAP FND CP 4
5	3840621.68	1731424.70	42+83.54	663.93L	REBAR CAP FND CP 5
6	3840181.47	1729325.01	0+00.00		Fd Rod/Datum Point: PACS 2 BAD
8	3839932.11	1731241.13	45+57.08	25.90L	REBAR CAP FND CP 8
9	3840009.91	1730652.15	39+46.05	246.61R	REBAR CAP FND CP 9
10	3839555.78	1730679.99	43+98.23	630.81R	REBAR CAP FND CP 10
12	3840195.21	1730245.84	34+51.97	56.70R	REBAR CAP FND 12
14	3840429.33	1732970.88	48+23.50	1745.98L	REBAR CAP FND CP 14
20	3839716.80	1731576.48	48+75.06	184.42L	REBAR CAP FND 20
21	3839421.11	1730915.03	51+29.82	521.86R	REBAR CAP FND 21
22	3839953.91	1731523.66	47+02.43	249.45L	REBAR CAP FND 22
23	3839708.65	1730975.14	45+12.27	318.59R	REBAR CAP FND 23
29	3839944.09	1729892.92	30+49.84	217.64R	FND PRIM MON.
31	3838128.08	1732572.73	69+88.07	28.08L	FND PRIM MON
32	3837922.84	1732874.47	73+48.76	31.62R	FND PRIM MON
33	3837897.88	1732928.82	74+08.57	31.71R	FND REBAR & CAP
34	3837952.55	1732953.83	74+08.57	28.42L	FND REBAR & CAP

RECOVERED MONUMENTS					
POINT NO.	NORTHING	EASTING	STATION	OFFSET	DESCRIPTION
55	3838806.04	1731453.67	57+02.13	81.98R	REBAR FND
56	3838736.08	1731488.15	57+69.66	93.94R	REBAR CAP FND
57	3838661.47	1731433.94	57+89.10	183.06R	REBAR FND
58	3838644.66	1731448.43	58+06.23	183.05R	IP 3/4
59	3838615.51	1731413.89	58+05.44	228.24R	REBAR FND
60	3838548.48	1731406.60	0+00.00	279.23R	IP 3/4
61	3838459.52	1731345.70	58+49.72	385.19R	REBAR FND
62	3838190.96	1731322.23	59+37.65	605.40R	PRIM MON FND brass ILLEGIBLE
63	3838410.45	1731591.74	60+23.75	268.65R	REBAR CAP FND 7323
64	3838259.27	1731938.85	63+84.86	194.39R	REBAR CAP FND 7323
65	3838416.78	1731995.91	63+43.74	31.99R	REBAR CAP FND 7323
66	3838618.59	1731700.62	59+87.47	36.57R	REBAR CAP FND 7323
67	3838628.30	1731686.65	59+70.46	37.08R	REBAR CAP FND 7323
68	3838571.59	1731607.47	59+40.55	129.76R	REBAR CAP FND 7323
69	3838605.48	1731529.58	58+73.06	152.78R	REBAR CAP FND 7323
70	3838849.73	1731728.92	58+50.27	161.73L	REBAR CAP FND 2234-S
71	3838882.23	1731798.67	58+93.71	232.79L	REBAR CAP FND 2234-S
72	3839097.39	1732048.23	59+82.11	555.08L	REBAR CAP FND 2234-S
73	3838953.76	1731643.95	56+68.95	156.97L	REBAR CAP FND 2234-S
74	3837801.55	1733280.71	77+68.64	27.09L	FND PRIM MON

RECOVERED MONUMENTS					
POINT NO.	NORTHING	EASTING	STATION	OFFSET	DESCRIPTION
35	3837868.69	1733135.44	76+08.61	27.71L	FND REBAR & CAP
36	3837826.78	1733226.22	77+08.60	27.36L	FND REBAR
37	3837772.29	1733201.15	77+08.46	32.62R	FND PRIM MON
38	3837747.02	1733255.49	77+68.40	32.99R	FND PRIM MON
39	3838903.94	1731446.92	56+20.69	41.64R	REBAR FND
40	3839009.83	1731401.38	55+13.41	49.38R	REBAR CAP FND BLK 57
41	3839058.51	1731300.49	54+54.16	138.35R	REBAR CAP FND BLK 57
42	3838974.76	1731283.48	55+16.91	172.32R	REBAR FND
43	3838927.45	1731272.92	55+49.64	195.75R	REBAR FND
44	3838700.23	1731315.71	57+14.07	255.19R	REBAR CAP FND 2234 S
45	3838742.21	1731348.61	57+01.10	204.90R	REBAR CAP FND 2234 S
46	3838820.94	1731376.30	56+58.50	141.66R	REBAR FND
47	3838781.88	1731508.17	57+47.79	50.31R	REBAR FND
48	3838770.79	1731534.26	57+70.80	36.24R	REBAR FND
49	3838720.08	1731579.49	58+35.05	35.65R	REBAR CAP FND 7323
50	3838839.93	1731631.76	57+77.84	83.10L	REBAR CAP FND
51	3838875.79	1731549.34	56+92.98	36.04L	REBAR CAP FND 2234-S
52	3838926.69	1731571.57	56+56.05	80.40L	REBAR CAP FND 2234-S
53	3838887.16	1731651.98	57+47.53	127.91L	REBAR CAP FND 2234-S
54	3838885.32	1731651.07	57+48.73	126.09L	REBAR CAP FND 2234-S

RECOVERED MONUMENTS					
POINT NO.	NORTHING	EASTING	STATION	OFFSET	DESCRIPTION
75	3837780.59	1733326.07	78+18.60	26.90L	FND REBAR
76	3838153.33	1733377.43	77+10.24	387.23L	FND REBAR
77	3838224.51	1733079.57	74+09.77	328.03L	FND REBAR & CAP
78	3837650.35	1732748.55	73+47.62	331.80R	FND PRIM MON
79	3837948.16	1733679.44	80+70.23	326.30L	FND PRIM MON
80	3837821.09	1733620.33	80+69.34	186.15L	FND REBAR
81	3837738.65	1733416.82	79+18.58	26.52L	FND REBAR
82	3837662.98	1733437.29	79+68.68	33.77R	FND IRON PIPE
556	3839699.97	1729824.24	0+00.00		Found Brass Cap
733	3840742.14	1729896.85	0+00.00		Found Aluminum Monument in Box



DATE	REVISION	BY
STATE OF ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES RIGHT OF WAY MAP ALASKA PROJECT NO. 000S828/Z620030000 SEPPALA DRIVE UPGRADES NOME, ALASKA		
SCALE: 1"= 40'		SHEET 10 OF 11

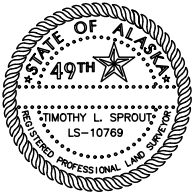
MONUMENTS SET THIS SURVEY					
POINT NO.	NORTHING	EASTING	DESCRIPTION	STATION	OFFSET
1011	3838733.94	1731493.13	REBAR & CAP SET THIS SURVEY	57+73.81	91.36R
1012	3838642.66	1731453.01	REBAR & CAP SET THIS SURVEY	58+09.74	180.96R
1013	3838698.85	1731450.08	REBAR & CAP SET THIS SURVEY	57+74.31	146.90R
1014	3838700.83	1731445.49	REBAR & CAP SET THIS SURVEY	57+70.75	149.26R
1015	3838653.09	1731424.89	REBAR & CAP SET THIS SURVEY	57+89.56	195.38R
1016	3838651.11	1731429.48	REBAR & CAP SET THIS SURVEY	57+92.97	193.15R
1019	3838614.78	1731706.08	REBAR & CAP SET THIS SURVEY	59+94.12	36.39R
1020	3838602.33	1731691.41	REBAR & CAP SET THIS SURVEY	59+89.74	55.12R
1021	3838508.72	1731634.55	REBAR & CAP SET THIS SURVEY	59+99.71	164.19R
1022	3838451.63	1731944.99	REBAR & CAP SET THIS SURVEY	62+82.04	31.70R

MONUMENTS SET THIS SURVEY					
POINT NO.	NORTHING	EASTING	DESCRIPTION	STATION	OFFSET
1043	3837805.81	1733282.69	REBAR & CAP SET THIS SURVEY	77+68.66	31.79L
1044	3837785.19	1733328.22	REBAR & CAP SET THIS SURVEY	78+18.65	31.99L
1047	3837720.50	1733456.00	REBAR & CAP SET THIS SURVEY	79+61.76	26.32L
1072	3838153.98	1732529.66	REBAR & CAP SET	0+00.00	

MONUMENTS SET THIS SURVEY					
POINT NO.	NORTHING	EASTING	DESCRIPTION	STATION	OFFSET
1023	3838447.49	1731942.19	REBAR & CAP SET THIS SURVEY	62+82.04	36.70R
1024	3838339.29	1732100.96	REBAR & CAP SET THIS SURVEY	64+74.17	37.21R
1025	3838281.92	1732313.65	REBAR & CAP SET THIS SURVEY	66+83.23	33.87L
1026	3838255.58	1732356.49	REBAR & CAP SET THIS SURVEY	67+34.15	34.45L
1027	3838281.82	1732192.29	REBAR & CAP SET THIS SURVEY	65+82.02	33.55R
1028	3838280.68	1732191.76	REBAR & CAP SET THIS SURVEY	65+82.22	34.78R
1029	3838252.40	1732233.77	REBAR & CAP SET THIS SURVEY	66+32.68	34.68R
1030	3838229.24	1732399.34	REBAR & CAP SET THIS SURVEY	67+85.08	34.10L
1031	3838202.89	1732442.19	REBAR & CAP SET THIS SURVEY	68+35.99	32.82L
1032	3838176.51	1732485.10	REBAR & CAP SET THIS SURVEY	68+86.89	30.60L

MONUMENTS SET THIS SURVEY					
POINT NO.	NORTHING	EASTING	DESCRIPTION	STATION	OFFSET
1033	3838153.88	1732530.09	REBAR & CAP SET THIS SURVEY	69+37.82	31.75L
1034	3838141.80	1732551.55	REBAR & CAP SET THIS SURVEY	69+62.72	30.82L
1035	3838131.43	1732574.28	REBAR & CAP SET THIS SURVEY	69+87.96	31.76L
1036	3837954.43	1732954.70	REBAR & CAP SET THIS SURVEY	74+08.58	30.49L
1037	3837934.11	1733000.40	REBAR & CAP SET THIS SURVEY	74+58.59	31.02L
1038	3837913.80	1733046.10	REBAR & CAP SET THIS SURVEY	75+08.60	31.56L
1039	3837893.77	1733091.14	REBAR & CAP SET THIS SURVEY	75+57.88	32.09L
1040	3837872.71	1733137.30	REBAR & CAP SET THIS SURVEY	76+08.63	32.14L
1041	3837851.95	1733182.78	REBAR & CAP SET THIS SURVEY	76+58.62	32.18L
1042	3837831.19	1733228.27	REBAR & CAP SET THIS SURVEY	77+08.62	32.23L

CENTERLINE ALIGNMENT POINTS				
	CL STATION	NORTHING	EASTING	DESCRIPTION
	10+00.00	3840085.25	1727864.99	POINT OF BEGINING
	16+06.56	3839880.91	1728436.09	POINT OF CURVATURE
	18+33.28	3839869.09	1728659.33	POINT OF TANGENT
	34+79.41	3840256.78	1730259.15	POINT OF CURVATURE
	43+61.82	3840045.08	1731079.77	POINT OF TANGENT
	45+84.28	3839894.64	1731243.65	POINT OF CURVATURE
	51+00.83	3839432.96	1731437.56	POINT OF TANGENT
	53+35.65	3839198.27	1731429.85	POINT OF CURVATURE
	59+35.64	3838678.82	1731680.71	POINT OF TANGENT
	61+31.62	3838562.25	1731838.25	POINT OF INTERSECTION
	66+18.71	3838289.01	1732241.48	POINT OF CURVATURE
	70+76.50	3838064.86	1732640.04	POINT OF TANGENT
	81+37.54	3837623.44	1733604.90	END OF PROJECT



DATE

REVISION

BY

STATE OF ALASKA

DEPARTMENT OF TRANSPORTATION

AND

PUBLIC FACILITIES

RIGHT OF WAY MAP

ALASKA PROJECT NO.

000S828/Z620030000

SEPPALA DRIVE UPGRADES

NOME, ALASKA

SCALE: 1"= 40'

SHEET 11 OF 11